151.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,000 / 767,000
					USE VALUE:	767,000 / 767,000
					ASSESSED:	767,000 / 767,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN ANN
Owner 2:	
Owner 3:	
Street 1:	76 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,607 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1808 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6607.000	334,300		432,700	767,000
Total Card	0.152	334,300		432,700	767,000
Total Parcel	0.152	334,300		432,700	767,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.23 | /Parcel: 424.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	99887
GIS Ref	
GIS Ref	
Insp Date	06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,300	0	6,607.	432,700	767,000	767,000	Year End Roll	12/18/2019
2019	101	FV	264,400	0	6,607.	432,700	697,100	697,100	Year End Roll	1/3/2019
2018	101	FV	264,400	0	6,607.	383,300	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	264,400	0	6,607.	321,500	585,900	585,900	Year End Roll	1/3/2017
2016	101	FV	264,400	0	6,607.	321,500	585,900	585,900	Year End	1/4/2016
2015	101	FV	258,200	0	6,607.	278,200	536,400	536,400	Year End Roll	12/11/2014
2014	101	FV	258,200	0	6,607.	268,900	527,100	527,100	Year End Roll	12/16/2013
2013	101	FV	258,200	0	6,607.	255,900	514,100	514,100		12/13/2012

!11827!

PRINT

Date	Time
12/11/20	01:57:40

LAST REV

Date	Time
06/28/18	18:04:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11827

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11801-656		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	99887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2008	1277	Re-Roof	4,000			G10	GR FY10	
9/10/2007	795	Add Bath	12,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	BS	Barbara S
12/2/2008	Meas/Inspect	336	PATRIOT
11/22/1999	Meas/Inspect	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6607		Sq. Ft.	Site		0	70.	0.94	8									432,747						432,700	

Total AC/HA: 0.15168 | Total SF/SM: 6607 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 432,747 | Spl Credit | Total: 432,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23075223
Const Adj.:	0.99989998
Adj $ / SQ:	153.829
Other Features:	100100
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484466
Depreciation:	150184
Depreciated Total:	334282

COMMENTS

TOILET/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

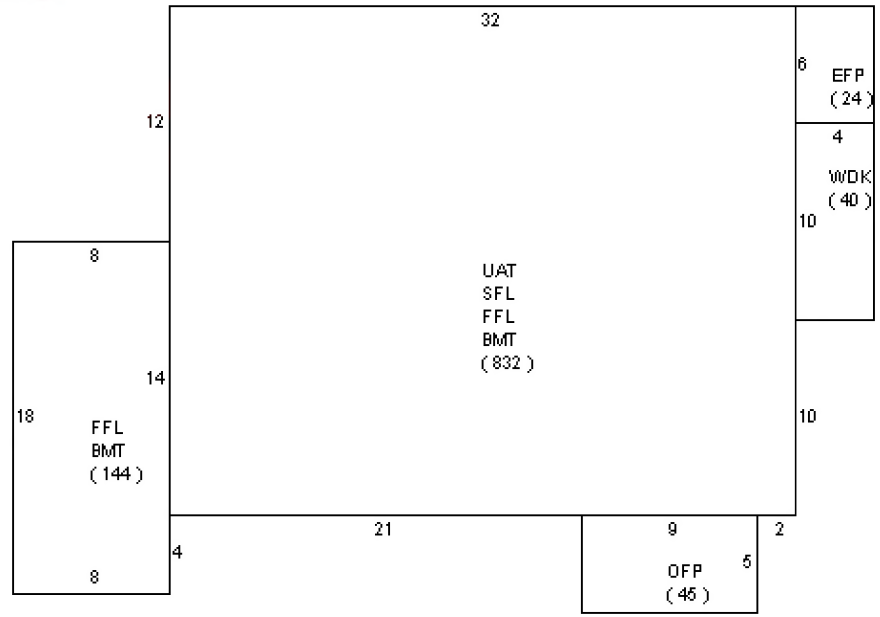
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.21
Special Features:	0	Val/Su Net:	107.80
Final Total:	334300	Val/Su SzAd	184.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	46.150	45,041
FFL	First Floor	976	153.830	150,137
SFL	Second Floor	832	153.830	127,985
UAT	Upper Attic	208	61.530	12,799
OFP	Open Porch	45	44.000	1,980
WDK	Deck	40	16.000	640
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	3,101	Total:	340,324
Size Ad	1808	Gross Are	3725	FinArea 1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

151.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: